



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2013-02 **LEGISTAR #:** 20121183

LANDOWNERS: **Ron Ebert**
 SFOG Acquisition Company, LLC
 275 Riverside Parkway
 Austell, Georgia 30168

APPLICANT: **Same as above**

AGENT: **Nelson Boyd**
 275 Riverside Parkway
 Austell, Georgia 30168

PROPERTY ADDRESS: **236 Cobb Parkway North**

PARCEL DESCRIPTION: **Land Lot 11660, District 16, Parcel 0080**

AREA: **5.22 acres** **COUNCIL WARD:** **6**

EXISTING ZONING: **LI (Light Industrial)**

REQUEST: **RRC (Regional Retail Commercial)**

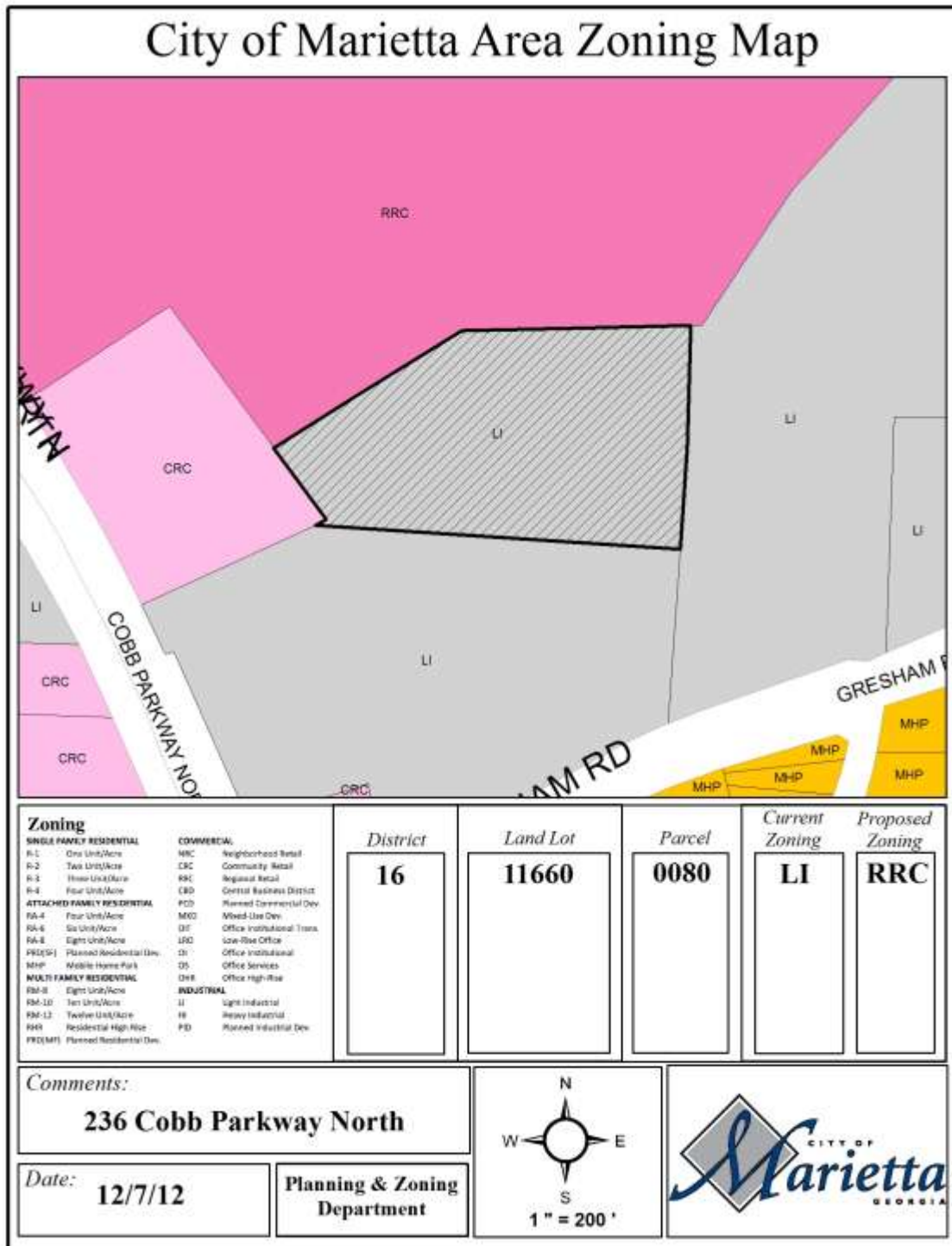
FUTURE LAND USE DESIGNATION: **CAC (Community Activity Center)**

REASON FOR REQUEST: **The applicant is requesting the rezoning of this parcel from LI to RRC for the purpose of constructing a new water ride.**

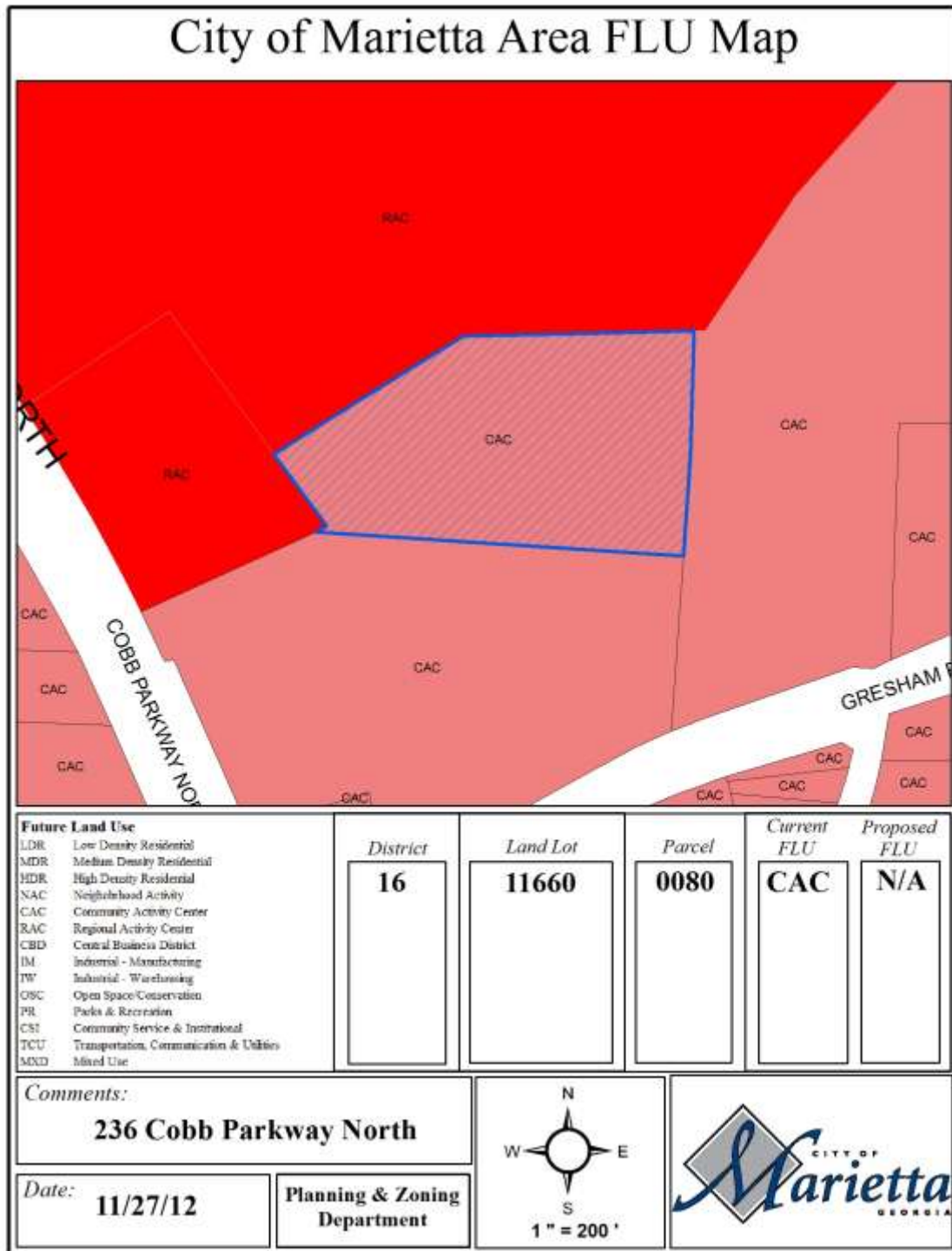
PLANNING COMMISSION HEARING: **Wednesday, January 2, 2013**

CITY COUNCIL HEARING: **Wednesday, January 9, 2013**

MAP



FLU MAP



PICTURES OF PROPERTY



236 Cobb Parkway North



Aerial of subject property

STAFF ANALYSIS

Location Compatibility

The applicant, SFOG Acquisition Company, LLC, is requesting the rezoning of a 5.22 acre parcel from LI (Light Industrial) to RRC (Regional Retail Commercial). The landlocked parcel is accessed either through an office park, zoned LI, located to the east or the White Water amusement park, zoned RRC, located to the north. Another office park, also zoned LI, is located immediately to the south. To the west is a business center zoned CRC (Community Retail Commercial) that is primarily used for medical offices.

Use Potential and Impacts

The parcel currently contains a parking lot owned and used by the White Water amusement park to the north. The applicant is proposing the construction of a new water ride, the Behemoth Bowl, in a location that would straddle the northern property line of the subject property. Although both parcels are owned by the same entity, they are of two separate zoning classifications. The applicant is requesting the rezoning of this parcel so it may be combined with the parcel to the north and the property line eliminated.

Based on the review of site plans for the new ride, the applicant is not proposing any modification of the existing parking lot – only the construction of the new ride in the northeastern corner of the subject property. Although the ride will be located along the perimeter of the White Water grounds, it is not likely to cause any significant impacts to the adjacent office park.

The City's Comprehensive Plan has designated the future land use of this parcel to be (CAC) Community Activity Center. The CAC category is intended to satisfy the retail and service needs of several neighborhoods and communities. The RRC zoning category is not compatible with a future land use of CAC because uses in RRC are designed to serve a larger region than the immediate community. However, in the case of this parcel and its intended use, the proposed zoning category is more appropriate than the existing future land use.

Environmental Impacts

Any proposed changes to the site should be minimal so there should be no additional environmental impacts caused by the proposed request. The main White Water parcel to the north contains floodplain, streams and the potential for wetlands. However, these conditions are not likely to impact the construction of the proposed water ride.



Economic Functionality

The City has no records to indicate that this property has ever been used for anything other than part of the White Water campus. The property is useable in its current zoning classification; however, the City contains very few parcels zoned RRC. Since White Water has a proposed use of the property and it is optimally located, it is best suited for RRC zoning.

Infrastructure

This rezoning request should not have any substantial impact on the transportation, education, water, sewer, electricity, or other public infrastructure in the area.

History of Property

There is no history of any variances, Special Land Use Permits, or past rezonings for this property.



ANALYSIS & CONCLUSION

The applicant, SFOG Acquisition Company, LLC, is requesting the rezoning of a 5.22 acre parcel from LI to RRC in order to build a new water ride at White Water amusement park. The office parks to the east and south of the subject property are zoned LI, while the medical offices to the west are zoned CRC. The main White Water parcel, zoned RRC, is located immediately to the north.

The parcel currently contains a parking lot owned and used by the White Water amusement park to the north. The applicant is proposing the construction of a new water ride, the Behemoth Bowl, in a location that would straddle the northern property line of the subject property. Although both parcels are owned by the same entity, they are of two separate zoning classifications. The applicant is requesting the rezoning of this parcel so it may be combined with the parcel to the north and the property line eliminated. Although the ride will be located along the perimeter of the White Water grounds, it is not likely to cause any significant impacts to the adjacent office park.

The future land use of this parcel is (CAC) Community Activity Center, which is intended to provide the retail and service needs of several neighborhoods and communities. The RRC zoning category is not compatible with a future land use of CAC. However, in the case of this parcel and its intended use, the proposed zoning category is more appropriate than the existing future land use.

Prepared by: _____

Approved by: _____



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	20 inch
Capacity of the water line?	Flow test required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	8 inch
Capacity of the sewer line?	Available
Estimated waste generated by proposed development?	A.D.F Peak Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	YES
What percentage of the property is in a floodplain?	
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	YES
If so, is the use compatible with the possible presence of wetlands?	YES
Do stream bank buffers exist on the parcel?	YES
Are there other topographical concerns on the parcel?	NO
Are there storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

Transportation

What is the road affected by the proposed change?	Cobb Parkway North
What is the classification of the road?	Arterial
What is the traffic count for the road?	215,970 AADT 2-way
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	YES
Transportation improvements in the area?	NO
If yes, what are they?	---

- Site plans are in process of plan review.



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development? _____

Distance of the nearest station? _____

Most likely station for 1st response? _____

Service burdens at the nearest city fire station (under, at, or above capacity)? _____

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments: